

73-15

21072
NO TRANSFER
TAX PAIDWARRANTY DEED
(Title not searched - Description not verified)

029049

BURLEIGH S. CROCKETT and CORINE S. CROCKETT both of Fairfield, County of Somerset and State of Maine, for consideration paid, grants to Corine S. Crockett and Burleigh S. Crockett as Trustees of the CORINE S. CROCKETT FAMILY TRUST, whose mailing address is 56 Ridge Road, Waterville, Maine 04901, with Warranty Covenants, the land with buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the Westerly side of the Lower Ridge Road in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

Beginning at a 1" iron pipe in the westerly line of the Lower Ridge Road and at the southeast corner of land now or formerly owned by Eugene E. and Judith E. Couture, said Coutures' deed is recorded in the Kennebec County Registry of Deeds in Book 1533, Page 509; thence south forty-nine degrees twenty-seven minutes west (S 49 degrees 27' W) along the westerly line of said Lower Ridge Road for one hundred and zero tenths (100.0) feet to a point and the northeast corner of land to be retained by James A. Couture and Enola S. Couture; thence north twenty-six degrees two minutes west (N 26 degrees 02' W) along land to be retained by the said Coutures for fifty-one and four tenths (51.4) feet to a 5/8" steel pin with identification cap; thence north forty-one degrees fifteen minutes west (N 41 degrees 15' W) along land to be retained by the said James A. Couture and Enola S. Couture for two hundred thirty-nine and four tenths (239.4) feet to a point; thence north forty degrees eight minutes west (N 40 degrees 08' W) continuing along land to be retained by the said Coutures' for one hundred ten and eight tenths (110.8) feet to a 5/8" steel pin with identification cap; thence north forty-nine degrees twenty-seven minutes east (N 49 degrees 27' E) along land to be retained by the

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said Coutures' for one hundred and two tenths (100.2) feet to a 5/8" steel pin with identification cap in the southerly line of land now or formerly owned by Kennebec Water District, said Water District's deed is recorded in the Kennebec County Registry of Deeds in Book 367, Page 72; thence south fifty-seven degrees forty-nine minutes east (S 57 degrees 49' E) along the southerly line of said Water District for two hundred eight and eight tenths (208.8) feet to a 5/8" steel pin with identification cap at the northwest corner of said Couture; thence south forty-eight degrees twenty-six minutes west (S 48 degrees 26' W) along the westerly line of said Couture for seventy-six and zero tenths (76.0) feet to a 1" iron pipe at the southwest corner of said Couture; thence south forty-one degrees twenty-five minutes east (S 41 degrees 25' E) along the southerly line of said Couture for one hundred ninety-nine and three tenths (199.3) feet, more or less, to the point of beginning.

Excepting and reserving to the said James A. Couture and Enola S. Couture, their heirs and assigns, from the above described parcel a right of way over a triangular piece of land for the purpose of ingress and egress, utilities, and snow removal. The triangular parcel that is subject to the right of way is more particularly described as follows: Beginning at the southeast corner of the above described parcel in the westerly line of the Lower Ridge Road; thence north twenty-six degrees two minutes west (N 26 degrees 02' W) along land to be retained by the said Coutures' for fifty-one and four tenths (51.4) feet to a 5/8" steel pin with identification cap; thence south forty-one degrees fifteen minutes east (S 41 degrees 15' E) for forty-nine and eight tenths (49.8) feet to a point in the westerly line of said Lower Ridge Road; thence south forty-nine degrees twenty-seven minutes west (S 49 degrees 27' W) along the westerly line of said Lower Ridge Road for thirteen and five tenths (13.5) feet, more or less to the point of beginning.

The above described premises are subject to the rights of Central Maine Power Company and New England Telephone and Telegraph Company to maintain its pole that is located on the premises and to maintain the wires that overhang a portion of the premises.

Meaning and intending to convey a lot or parcel of land containing one (1.00) acre and being a portion

of the premises conveyed to the said Coutures' by deed of Agnes Pomerleau dated June 5, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3558, Page 2.

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The said James A. Couture and Enola S. Couture, their successors and assigns, hereby reserve to themselves, their successors and assigns, a right of first refusal to re-purchase the above described premises, said right of first refusal to be exercised as follows:

1. The said Burleigh Crockett and Corine Crockett, or their successors and assigns, shall notify the said James A. Couture and Enola S. Couture in writing of their interest to sell the property, and the parties shall mutually agree upon a satisfactory selling price. In the event the parties cannot mutually agree upon a satisfactory selling price, the parties hereby agree for themselves, and their successors and assigns, that the selling price shall be equal to the then current valuation of the buildings only established by the City of Waterville Tax Assessor.

The said Coutures' shall have six (6) months from receipt of the written notice of intent to sell to complete the purchase after which the said Crocketts' are free to sell to any other party.

Being the same premises conveyed to Burleigh S. Crockett and Corine S. Crockett by deed of James A. Couture and Enola S. Couture dated August 13, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4466, Page 35.

SUBJECT to any outstanding mortgages on the above-described premises.

WITNESS my hand this 27 day of October, 1994.

Candy E. Capps
Witness

Burleigh S. Crockett
Burleigh S. Crockett

Candy E. Capps
Witness

Corine S. Crockett
Corine S. Crockett

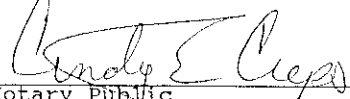
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STATE OF MAINE
ANDROSCOGGIN, SS

October 27, 1994

Then personally appeared the above-named BURLEIGH S. CROCKETT and CORINE S. CROCKETT and acknowledged the foregoing instrument to be their free act and deed.

Before me,



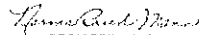
Notary Public

Cindy E. Creps, Notary Public
State of Maine
My Commission Expires 5/14/2000



RECEIVED KENNEBEC SS.

94 NOV -4 AM 9:00

ATTEST: 
REGISTER OF DEEDS